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PLANNING COMMITTEE	
DATE:	WEDNESDAY, 29 NOVEMBER 2023 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Wednesday, 29 NOVEMBER 2023, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

		<u>Page(s)</u>
a	DC/23/03652 LAND EAST OF, CAPEL ROAD, BENTLEY, SUFFOLK	3 - 8
b	DC/23/04007 LAND BETWEEN VICARAGE LANE AND TAMAGE ROAD, ACTON, SUFFOLK	9 - 10

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot on: 01473 296384 or Email: Committees@baberghmidsuffolk.gov.uk

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Agenda Item 8a

Following the recent adoption of the Babergh & Mid Suffolk Joint Local Plan – Part 1 (November 2023). Please be aware that the following reasons for refusal based upon the harm to the distinctive character of the local area from the new development, considered under previous policies CS11, CS15, and CN01 that are no longer adopted, and should be taken to be updated to the appropriate Joint Local Plan policies. Namely, LP17 and LP24.

REVISED RECOMMENDATION

That the application is REFUSED planning permission for the following reasons:

- The proposed development does not relate well to the village's existing pattern of development, and the new built form would result in the closure of an important gap in the streetscape that would be disrespectful to the historic environment, namely the nearby locally listed pub The Case is Altered. Which is not in accordance with the expectations of the Joint Local Plan policies LP17 and LP24.*
- The number of units sought would over develop the site and in effect elongate the settlement. The existing settlement boundary at the west would then be entirely diluted and indistinguishable. Consequently, the new development will diminish the local distinctiveness of the village by not paying due regard to the scale, form and nature of adjacent development and the environment surrounding the site; and is considered to not demonstrate accordance with the Joint Local Plan Policy LP24.”*

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Additional response from Bentley Parish Council re DC/23/03652 Land East of Capel Road Bentley

The Bentley Housing Needs Assessment produced by Pioneer Property Services Ltd dated 31st July 2023 is a desk based study and doesn't reflect accurately the planning permissions granted or completed during Bentley's Neighbourhood Plan period which extends from 2018 to 2037.

The list below shows permissions not completed as at 1 April 2018 as identified in the Babergh's Strategic Housing and Economic Land Availability Assessment (October 2020) plus additional permissions granted since.

All of these permissions have been built since 1 April 2018 or are still extant. There are two planned developments being built in the village, Grove Road (9 houses) and Oakleigh (16 houses, including 5 affordable bungalows). These together with other permissions gives a total of 49 over the plan period.

Bentley Parish Council anticipate further windfall permissions that will meet or exceed the 52 previously allocated to Bentley in Babergh's Draft Local Plan.

Houses with outstanding planning permission at 01/04/2018			
	Location	Status	Application No
1	Land btw Waggoners Way & Bridles Link Lane	Started	B/13/00512
3	Dodnash Fruit Farm	Completed	B/15/005530
1	Fortuna, Capel Road	Completed	B/16/00595
2	Ivy Cottage, Capel Road	Completed	B/16/00949
1	3 South View Green	Completed	B/16/01189
1	Holly Oak Hazel Shrub	change of use	B/16/01686
1	Barnfield, Bergholt Road	Completed	B/17/00936
1	Petrus, Pond Hall Farm, Bentley Hall Road	Completed	DC/17/02077
1	Trevlac, Capel Road	Completed	DC/17/03175
1	Land East Of Grove Road , Grove Road	Started	DC/17/05497
1	Linkfield, Hazel Shrub	Completed	DC/18/02029
1	The Cottage, Grove Road	Completed	DC/18/03449
16	Oakleigh, Capel Road	Started	B/17/00003
31			

Planning approved post 01/04/2018		Date of decision	
1	Woodview Nurseries, Hazel Shrub	30/11/2018	DC/18/04196
3	Woodview Nurseries, Hazel Shrub	30/11/2018	DC/18/04198
1	Rowan Acres, Capel Road (right)	18/01/2019	DC/18/05149
1	Dodnash Fruit Farm, Hazel Shrub	13/09/2019	DC/19/03023
7	1 Grove Road (8-1 demolished)	13/12/2019	DC/19/03787
1	4-6 Grove Road	10/06/2020	DC/20/01122
2	Holly Oak, Hazel Shrub	07/09/2020	DC/19/05429
1	Bentley Plants Ltd Bergholt Road	22/04/2021	DC/21/01323
1	Ruseley, Hazel Shrub	26/09/2022	DC/22/04762
18			

As Babergh Strategic Planning have already commented, the Housing Land Supply position is 7.13 years, as set out in the Executive Summary to the Babergh Five Year Housing Land Supply Statement 2022 and the Council's 2021 Housing Delivery Test measurement was 141%.

Bentley Parish Council concludes therefore that there is no exceptional need for development of this size outside of Bentley's settlement boundary (BUA). This development is contrary to Bentley's Neighbourhood Plan 2022 as well as Babergh's emerging Joint Local Plan Part 1 (Policy SP03) and we continue to recommend refusal of this application.

Bentley Parish Council 02/11/2023

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From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 27 Nov 2023 11:01:04

To:

Cc:

Subject: FW: BDC DC/23/03652 - Consultation chaser

Attachments:

From: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>

Sent: Monday, November 27, 2023 9:48 AM

To: Emily Vuyk <Emily.Vuyk@babberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Subject: BDC DC/23/03652 - Consultation chaser

Hi Emily

I have no objection in principle to this application as the two trees proposed for removal are of insufficient value to warrant being a constraint. However, if you are minded to recommend approval, we will also require a full Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan to help ensure harm is not caused to the existing trees being retained, this can be dealt with under condition.

Kind regards

David Pizzey

Arboricultural Officer

Tel: 01449 724555

david.pizzey@babberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils – Working Together



From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: Monday, November 27, 2023 9:14 AM

Subject: BDC DC/23/03652 - Consultation chaser

Good morning,

We would have sent yourself a consultation request for the above application on 07.11.2023. Your consultation request is due to expire on 28.11.2023.

There may be some flexibility in the deadline for receiving comments for this application. Please contact us if you wish to require an extension for the deadline.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Regards

Please note, the advice given in this email is informal advice only. Should you wish to obtain formal advice please visit our website <https://www.midsuffolk.gov.uk/planning/> where there are several options available. Please be aware formal advice is chargeable.

Libby Goodrich
Admin Support
Development Management

Tel: 0300 1234000 For all Council services, option 5, option 3 for Planning
Email: planning@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk & www.midsuffolk.gov.uk

For our latest Coronavirus response please visit click the following link- <https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



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Agenda Item 8b

DC/23/04007 Land South of Tamage Road, Acton

Officers Notes:

Page 1 of the report should read **RECOMMENDATION – APPROVE VARIATION OF CONDITIONS**

The Babergh and Mid Suffolk Joint Local Plan (JLP) was adopted on the 22nd November 2023, Policies within the JLP now hold full weight.

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